



**City Council  
Pre-Agenda/Regular Meeting Agenda  
Minutes  
October 10, 2016 @ 6:00 pm  
Trinity City Hall Annex**

**Members Present:** Mayor, Jesse Hill; Council members: Jack Carico, Tommy Johnson and Steve Lawing.

**Members Absent:** Gene Byerly and Don Payne.

**Others Present:** City Manager, Debbie Hinson; City Attorney, Al Benshoff; Public Works Director/ Stormwater Administrator, Rich Baker; Planning Director, Marc Allred; Assistant Finance Officer Lisa Beam; Assistant City Clerk, Annette de Ruyter; Randolph County Deputy, Kyle Cox; and other interested parties.

- **Call to Order; Welcome Guests and Visitors**

Mayor Hill called the Meeting to order at 6:01pm and welcomed everyone.

- **Pledge of Allegiance and Invocation**

Mayor Hill led the Pledge of Allegiance and gave the Invocation.

- **Review, amend if needed, and approve Proposed Regular Meeting Agenda**

Mayor Hill opened this Item and called for any changes to the Agenda. Hearing none, *a motion was made by Council member Lawing to approve the Agenda as written. The motion was seconded by Council member Johnson and approved unanimously with a vote of 3 ayes and 0 nays with Council members Byerly and Payne absent.*

## **Regular Meeting Begins Here:**

Mayor Hill opened this Item and called on Mr. Baker to address Council about the following updates on the Standing Report.

### **I. Standing Report**

#### **A. Bellawood**

Mr. Baker gave a brief update on Bellawood. He advised Council and those present that asphalt has been laid on the first phase in the development, water test will begin on Wednesday, October 12, 2016, and sewer lines are installed. Also, Duke Energy, North State Telephone, and Time Warner Cable will be installing their Infrastructure soon. He also shared that 6 lots have been sold and the contractor is waiting on power to begin the construction of homes.

#### **B. Update on Turnpike Industrial Park**

Mr. Baker gave a brief update on Turnpike Industrial Park. He informed those present that a bid advertisement has been placed in the newspaper. The bids will be opened on November 7, 2016 at 10:00 am. Tabulations will follow with information being presented to Council at the November 14, 2016 Council meeting.

### **II. Public Comment Period**

Mayor Hill opened the Public Comment Period.

**Arthur Gilbert- 4010 Sherwood Forest Drive,** Mr. Gilbert shared his concerns with Council on paving Sherwood Forest Road. He has concerns about flooding of his property and reiterated issues with flooding before on his and his neighbor's property.

Mr. Baker addressed Mr. Gilbert's concerns related to flooding that may occur to his property. Rip rap will be applied upstream and downstream.

After discussion between Council member Carico and Mr. Baker concerning whether this process would be feathered out, Mr. Baker confirmed the feathering process will be applied to reduce the amount of water flow in one direction.

### **III. Consideration of Consent Agenda:** These items are considered routine, non-controversial and are considered and approved by motion, second, and vote.

#### **1. Approval of the Minutes for the September 12, 2016 City Council Meeting Minutes**

Mayor Hill opened this Item and called for approval, changes, or denial.

*Motion was made by Council member Lawing to approve the September 12, 2016 Meeting minutes as written. The motion was seconded by Council member Johnson and approved unanimously with a vote of 3 ayes and 0 nays with Council members Byerly and Payne absent.*

#### **IV. Public Hearings**

Mayor Hill opened this Item at 6:11 pm and called on Marc Allred, Planning and Zoning Director, to review this item with Council.

##### **2. Rezoning of 5278 Finch Farm Rd from R-40 to R-20**

Prior to review, Mr. Allred informed those present that no vote would be taken on this matter tonight due to the lack of Council members present.

Mr. Allred reviewed this request with Council as follows:

- The property was zoned R-40 when the City was incorporated to deal with septic tank regulations.
- This request is to rezone property from R-40 to R-20 CZ.
- Sewer is available on the property.
- This property is compliant with the Land Use Plan and there are no flood issues with this property.
- The owner is willing to meet the covenants that have expired for this development.
- This request has been presented to the Planning and Zoning Board and they voted to recommend to Council for approval provided the conditions proposed by the applicant are met.

Mayor Hill opened the Public Hearing at 6:17 pm and called on those speaking for the rezoning request to come forward.

#### **Speaking For:**

**Jennifer Dennis - 5278 Finch Farm Road**, Ms. Dennis shared with Council some pictures prior to speaking. She stressed she would build a ranch style home with 1650 sq. ft. with a two-car garage. This home will be for my family to reside in. This home will be following the covenants that are now expired which only requires a minimum of 1,500 square feet for the home and in compliance. The home we currently live in may or may not need to be sold.

#### **Speaking Against:**

**Barbara Johnson- 6833 Country Meadows Lane**, I am against this rezoning due to the fact the neighborhood would become more congested and I feel this would damage the value of the property.

Her request was that no changes be made to the zoning of this property.

**James Barker- 6846 Country Meadows Lane**, I live one house down from this rezoning request. He felt the addition of another home would make the neighborhood too congested and felt another home on a smaller property would not look appropriate with the others homes in the neighborhood.

Mayor Hill closed the Public Hearing at 6:27 pm.

*A motion was made by Council member Johnson to continue this item until the November 14, 2016 Council meeting. The motion was seconded by Council member Carico and approved unanimously with a vote of 3 ayes and 0 nays with Council member Byerly and Payne absent.*

**V. New Business**

**3. Consider assuming maintenance of certain sections of roadway within the City Limits of Trinity currently maintained by the state.**

Mayor Hill opened this Item and called on Mr. Baker for briefing.

Mr. Baker provided information about the maintenance of Highway 62 in the City of Trinity.

Should the City of Trinity decide to maintain certain sections of roadway, the state could work out a reimbursement agreement based on what is currently being paid to a private contractor. I have calculated that would be approximately \$740.00 annually for NC Highway 62 from County Line Road to Sealy Drive.

We would need to purchase more equipment to be able to get in the ditch lines at an approximate cost of \$4,000.00.

This is strictly information only for Council's review and to be discussed later.

**4. Discuss acquisition of Historic Museum.**

Mayor Hill opened this Item and called on Mr. Baker for briefing.

Mr. Baker opened this discussion by briefing Council about a request that had been received asking the City to assume ownership and maintenance of the Historic Museum.

The organization that oversees the Museum now does not have the funds to continue the operations of the Museum.

Staff is in the process of gathering information about the costs of needed repairs. There are minimal repairs needed now and staff could do them.

Manager Hinson reiterated this would then become city property. The city would own this home and would assume upkeep of the property.

The organization would still operate the Museum and open it when anyone would like to tour it. We will provide more accurate figures on the repairs later.

Council member Johnson shared that he is a member of the Trinity Historical Society. He gave a brief introduction about the museum stating the home was built in 1855 and has many antiques and Trinity artifacts inside. His hopes are that the city will assume acquisition of property. He encouraged everyone to tour the home.

## **VI. Code Enforcement Report and Permits Report**

Mayor Hill opened this Item and called on the Planning Director for the Code Enforcement and Permit report.

Mr. Allred, Planning Director informed Council that there were four cases open in October and twelve closed cases.

Mr. Allred reported to Council that action has been taken on several property violations that have been listed on the Code Enforcement Report for some time.

## **VII. Business from City Manager and Staff**

- Colonial Village will close neighborhood entrance for Halloween.
- Chili Cook Off and Car show is scheduled for Saturday, October 15, 2016 at Braxton Craven School.
- City Haul scheduled for October 20, 21 and 22 here at City Hall.
- Regalwood Court now has a gate to block thru traffic on private portion of this road.
- Jacob Carroll trash pick-up is scheduled for November 18, 2016.

## **VIII. Business from Mayor and Council**

Manager Hinson discussed with Council the flooding issues with the basement in the City Hall building. She asked Council for direction on the possibility of making some repairs to the basement where the wall is cracked and leaning as well as a continued growth and smell of the mildew. She reminded Council that there was a line item in the budget for such repairs. I would like direction from Council on how to proceed.

After discussion between Council members it was agreed that the City Manager move forward with the basement repair.

## **IX. Adjournment**

Mayor Hill called for a motion to adjourn the October 10, 2016 meeting. *A motion was made by Council member Lawing to adjourn the October 10, 2016 meeting at 6:56 pm. The motion was seconded by Council member Johnson and approved unanimously with a vote of 3 ayes and 0 nays with Council members Byerly and Payne absent.*